

Maryland Historical Trust
State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. B-4376

Magi No.

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic 105-107-109 West Saratoga Street

and/or common HCH Clinic/Dr. J. Breshkin/vacant

2. Location

street & number 105-107-109 W. Saratoga Street ☐ not for publication

city, town Baltimore ☐ vicinity of congressional district Seventh

state Maryland county Baltimore

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name see attached sheet for owners and deed references

street & number telephone no.:

city, town state and zip code

5. Location of Legal Description

courthouse, registry of deeds Baltimore City Courthouse liber

street & number 100 N. Calvert Street, Room 610 folio

city, town Baltimore state MD

6. Representation in Existing Historical Surveys

title

date ☐ federal ☐ state ☐ county ☐ local

pository for survey records

city, town state

7. Description

Survey No. B-4376

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Resource Count: 3

This circa 1875 brick building is sits on the southwest corner of West Saratoga Street and Liberty Street. The three-story, nine-bay building is subdivided into three three-bay units with mixed commercial and residential use. The absence of a seam in the brickwork between the units coupled with the even fenestration pattern and continuous cornice indicate that the three units were built as a single row. The far west unit abuts a partywall structure to the west. The total street frontage of the building is 51'.

The east corner unit (#105) has a display window in the first two bays and an entrance in the third. The first story is set above a wood-sided raised foundation. The display window has an ornate architrave. Two recessed field spandrels are positioned under the window and one recessed field spandrel runs above the window. A simple lintel of two corbelled back bands with raised molding and another back band surmounts the top spandrel. The inset entrance is in the third bay and is reached by a flight of six brick steps. The outer door is a 19th-century narrow double door with long panels of glass inset into wood frames. The Italianate outer door surround is made of cast iron. The recessed field pilasters have rondel embellishments and the projecting hood has a cast iron keystone composed of a medallion and acanthus leaf that are bracketed by crests on either side. The interior of the vestibule contains two doors. The door to the east opens into the first-story store front. The door to the south opens into a stair hall. The door to the south has milled wood jambs and a transom. The vestibule is finished with wainscot panelling.

The first story of #107 has a similar facade as #105, with a display window in the first two bays and an inset entrance with an ornate cast iron surround in the third. The first-story is set upon a raised foundation. The large plate glass display window is set in a milled wood architrave. The original tripartite transom is now filled with three solid panels. The lintel is supported by a back band with end blocks with a raised starburst design. The door is reached by seven marble steps. The cast iron surround is a Greek Revival style, with fluted pillars topped by metopes support a gabled pediment. A drilled dentil course runs along the bottom edges of the pediment. The outer door is missing, but the transom remains with its radiating filigree comes. The interior of the vestibule contains two doors. The door to the east opens into the first-story store front. The door to the south opens on to a stair hall. Both doors are modern, 12-light doors with original milled wood jambs. The south door has a transom.

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Section 7 Description
7.1

The vestibule floor is laid with brown and white hexagonal tiles and a green and white Greek key frieze. The walls are papered with Lincrusta. The raised foundation wall has two cellar windows and a separate cellar entrance reached from the sidewalk.

The first story of #109 is substantially altered. The wall has been relaid in 20th-century flemish bond brick. Instead of having a first story built upon a raised cellar, this facade has a ground level first story with a mezzanine level above. A display window is in the first two bays. It is set in a wood surround with raised molding. There are three decorative panels below the window and a now-blocked transom above. The entrance is in the third bay. The door has 6 lights. The surround is narrow pilasters topped by brackets that support an overhanging shelf cornice. The mezzanine has three single sash windows abutting one another in the first two bays and a leaded diamond-paned casement window in the third bay. The windows have stone sills. A stone stringcourse divides this story from the second story.

The second and third stories of the nine-bay building have nine evenly spaced 1/1 sash windows with brick splayed jack arches and stone sills.

The cornice of the shed-roof structure is a projecting one. The profile consists of fillet, ogee, a tiny dentil course (only present in the middle three bays) and back band. Curved modillions with rosettes run below. This is followed by a jig-sawn back band with a drilled dentil course. Ten large embellished brackets have extended legs that drop down to divided the nine bays. These brackets are embellished with dots, leaf pendants and rosettes. An ornate stringcourse runs between the feet of the brackets. Each "spandrel" has jig-sawn attic ventilator panel.

The west wall of the corner unit faces Liberty Street. This facade consists of two buildings, the main building and a late 20th-century addition. The main building has been covered with circa 1960s formstone. Windows and doors have been cut into the first story. Their 1960s architectural surrounds usually link them to the addition. A pair of glass double doors abuts the south edge of the wall. A display window abuts the door, followed by a blank bay, followed by a display window. Four arched giant transoms (now blocked) span the doors, window, blank bay and window. The openings are set in metal frames. The upper stories are parged. Two brick chimneys rises along the south and north ends.

The addition is a one-story brick building built into the slope of the sidewalk. It is an enframed window wall design of nine windows set into a brick wall. The sixth opening is actually a glass door and not a window. The first six openings have transoms. The seventh, eighth, and ninth windows are full length without transoms. The brick is painted white.

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Section 7 Description

7.2

The back (south) wall is six bays wide and is partially visible from the street. #105 has an original oriel window in the first and second stories. Two windows are in the third story. #107 has an original oriel that runs up all three stories. #109 has two windows in each story. The second story has a brick lintel to a two-bay arched opening that is now bricked up and replaced with two windows. Units #105 and #109 have fire escapes.

8. Significance

Survey No. B-4376

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates Builder/Architect unknown

check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

This nine-bay, three-unit building is a typical example of speculative rowhouse construction along Saratoga Street during the third quarter of the nineteenth century. This particular block probably dates to 1875, the year of the Clay Street fire. The first story on each unit has been altered, but the presence of two separate entrances in the inset vestibules of each unit indicates that these buildings were probably combination shop-houses. The first story would have been used for sales or display area and the upper stories would have been used as dwellings. The different first-story doorway treatments gave a bit of individuality to each of the repetitive units. (The windows have been subsequently altered and the third unit is completely reworked.) The upper stories are, however, all identically and rather undecoratively treated. The simple brick jack arches are surprisingly modest in comparison to the ornamental door surrounds, but the cornice with its overhanging eaves, brackets, and jig-sawn ventilator patterns are hallmarks of an early Victorian building.

The presence of dwellings or, most likely, combination shop-houses indicates the mixed residential and commercial character of this Baltimore neighborhood in the late nineteenth century. Architectural historian Richard Longstreth writes that "the rapid growth of commerce and manufacturing after independence led to a proliferation of the shop-house form in both new buildings and existing ones altered so that their commercial purpose was clearly indicated on the exterior. Shop-houses prevailed in emerging commercial centers of cities and towns alike through the early decades of the 19th century. Examples can still be seen in areas that have not experienced radical change, even though the shopfronts themselves have almost always been altered. . . the upper section retaining a domestic character."¹ The lincrusta wallcovering in the entry vestibule suggests the continued domestic nature of the building at the turn of the century.

¹ Longstreth, Buildings of Main Street, p. 24.

9. Major Bibliographical References

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Richard Longstreth, The Buildings of Main Street (Washington: Preservation Press, 1987).

10. Geographical Data

Acreage of nominated property _____

Quadrangle name Baltimore East Quad

Quadrangle scale _____

UTM References do NOT complete UTM references

A

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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Diane Shaw, Architectural Historianorganization CHAP, Room 1037date December 19, 1991street & number 417 E. Fayette Streettelephone 301-396-4866city or town Baltimorestate MD

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
301-514-7600

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Baltimore MD
Section 8 Significance.
8.1

The alterations to the first stories suggest that the commercial needs and aesthetics changed over the twentieth century. Larger windows were inserted and in the case of the west unit the entire facade was reworked to make the primary level below grade with a mezzanine level above. Longstreth continues, "the gradual abandonment of the shop-house as the dominant form of commercial architecture was due to the ever-increasing demands for trade and professional services along with a corresponding increase in land values, all of which fostered the design of buildings used entirely for commercial purposes."² In this case, however, the residential component was maintained.

² Longstreth, The Buildings of Main Street, pp. 24,29.

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Section 4

Owners of Property

105 W. Saratoga Street
Zell C. and Lee Hurwitz
4 E. Franklin Street
Baltimore, MD 21202
Liber SEB1220 Folio 532

107 W. Saratoga Street
Joshua Breshkin
107 W. Saratoga Street
Baltimore, MD 21202
Liber SEB173 Folio 89

109 W. Saratoga Street
Carl Nathanson
12119 Park Heights Avenue
Owings Mills, MD 21117
Liber SEB173 Folio 129

COMPREHENSIVE PLAN DATA

HISTORIC CONTEXT:

Geographic Organization:
Piedmont

Chronological/Developmental Period:

Industrial/Urban Dominance, 1870-1930
Modern Period, 1930-present, alterations

Historic Period Themes:
Architecture
Economics

Resource Type:
Building

Historic Environment:
Urban

Historic Function and Use:
Residential

Known Design Source:
None



B-4376

Block
599

PACA

UTAW

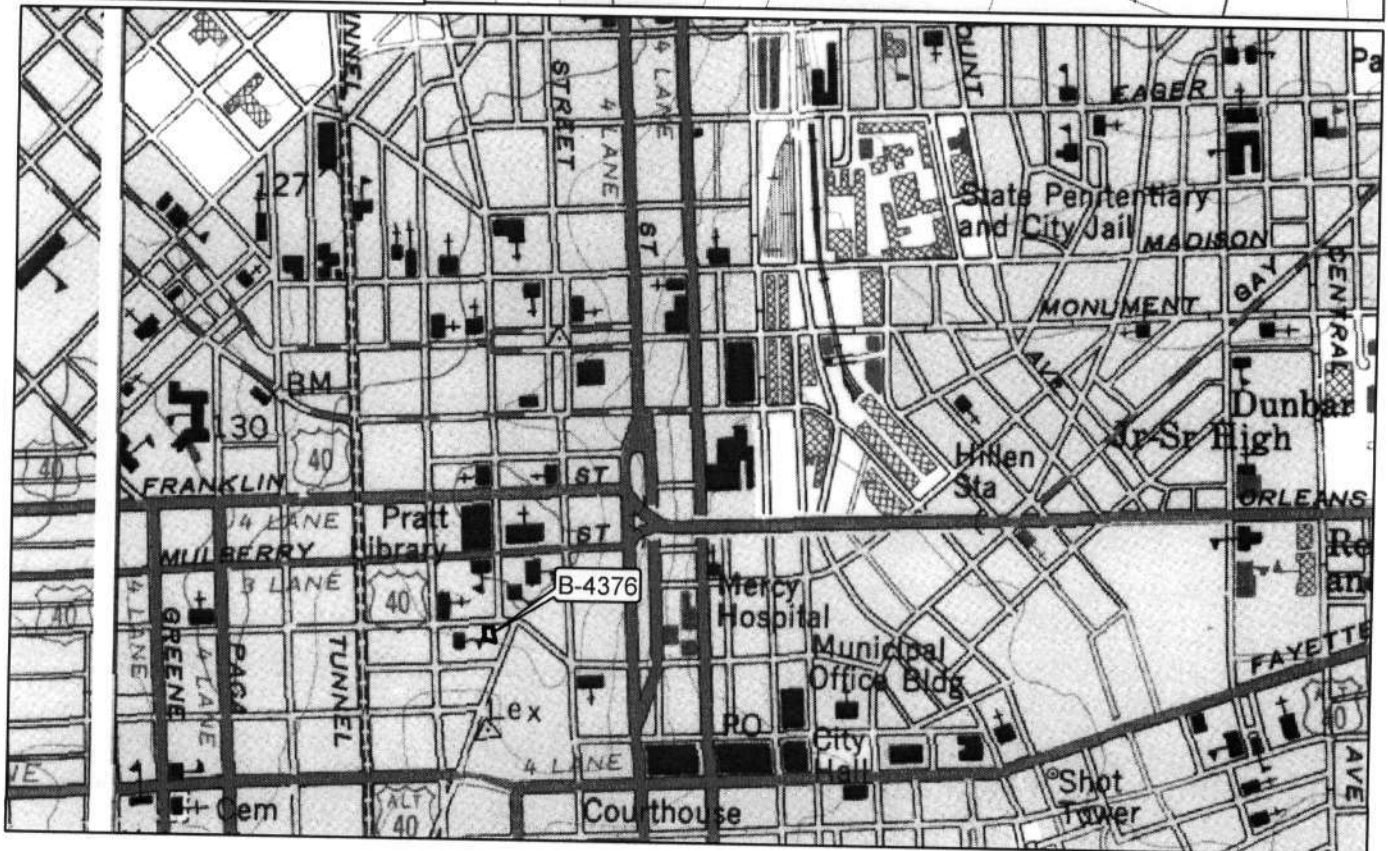
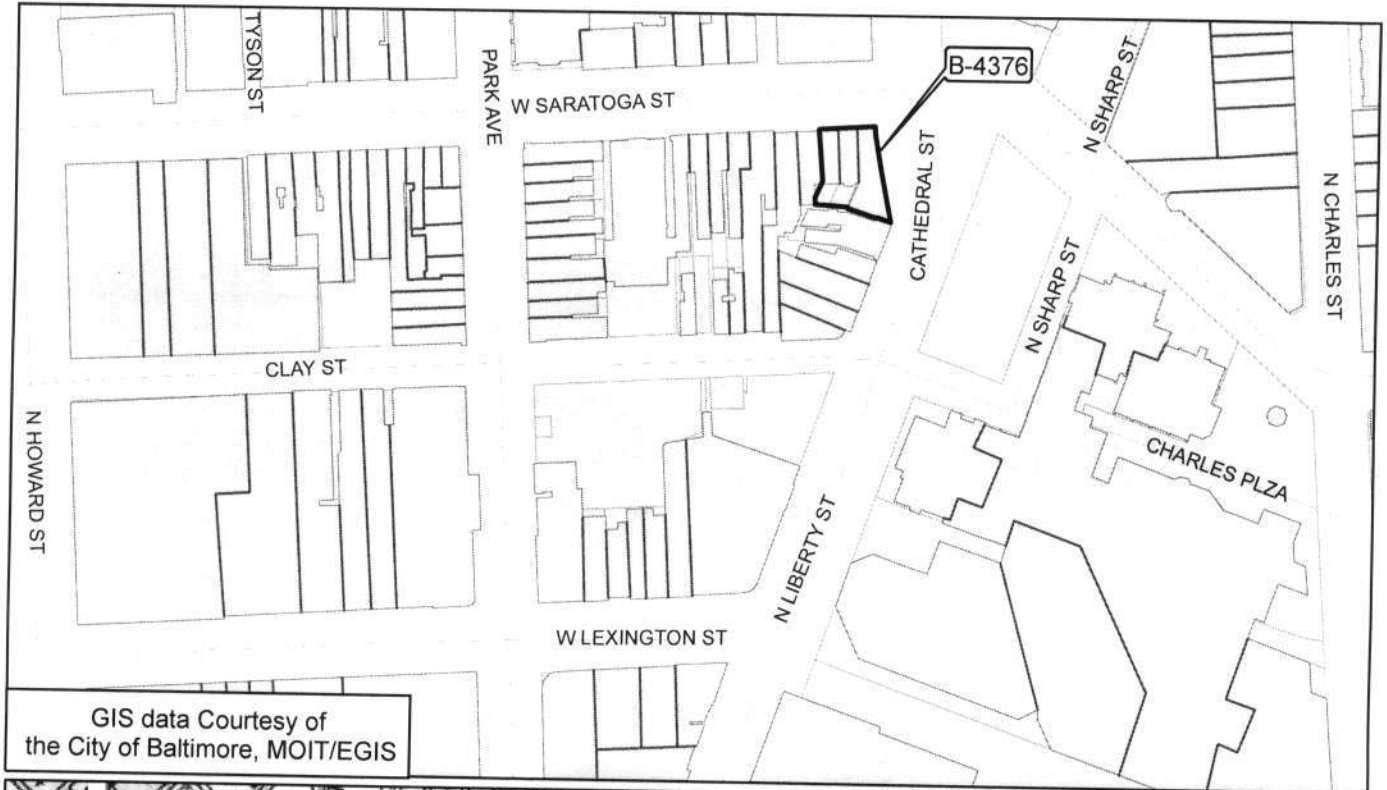
HOWARD

PARK AVE

WEST SARATOGA STREET

CATHEDRAL

B-4376
HCH Clinic/Dr. J. Breshkin/Vacant
105-107-109 W. Saratoga Street
Block 0599, Lots 018-020
Baltimore City
Baltimore East Quad.





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105-109 W. Saratoga St.

Baltimore MD

Diane Shaw

8/91

Maryland SHPO

Facade, north elevation

1/6



 **SHARON**
SAVINGS
BANK

We Share Your Dreams

B-4376

105 W. Saratoga St.

Baltimore MD

Diane Shaw

8/91

Maryland SHPO

East elevation plus addition

2/6



B-4376

105 W. Saratoga St.

Baltimore MD

Drane Shaw

8/91

Maryland SHPO

Facade, detail

3/6



B-4370

107 W Saratoga St.

Baltimore MD

Diane Shaw

8/91

Maryland SHPO

Facade, detail

4/5



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107 W. Saratoga St.

Baltimore MD

Diane Shaw

8/91

Maryland SHPO

Facade doorway detail

5/6



B-4376

109 W Saratoga St.

Baltimore MD

Diane Shaw

8/91

Maryland SHPO

Facade, detail

6/6